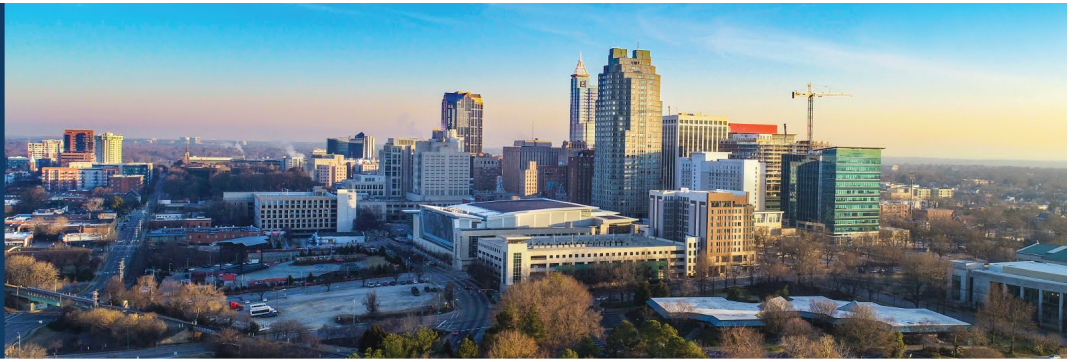


# Manager's Update

raleighnc.gov



Issue 2024-14

April 12, 2024

## IN THIS ISSUE

**Southeast Raleigh Promise, Inc. Small-Scale Affordable Rental Development Update**  
**Lake Wheeler Rowing Events: Lake Wheeler Invitational and Atlantic Coast Conference Championships**  
**LGBTQIA+ Historic Context Study Update**  
**Weekly Digest of Special Events**

Council Follow Up Items

**Various Advisory Boards and Commissions – Attendance (Council Member Forte)**

### **Regular Council Meeting Tuesday, April 16; Lunch Work Session at 11:30 - Lunch Will be Provided**

Council will meet in regular work session at **11:30 A.M.** in the **Council Chamber**. Please note the agenda for the lunch work session is included with the regular meeting agenda and may be accessed via the BoardDocs electronic agenda system:

<https://go.boarddocs.com/nc/raleigh/Board.nsf/Public>

The **regular** Council meeting begins at **1:00 P.M.**

Please note there will be a **Closed Session** immediately following the afternoon session of the Council meeting.

Please also note that the public comment session will be held at the end of the meeting.

**Reminder:** If there is an item you would like to pull from the consent agenda for discussion, please e-mail [mayorstaff@raleighnc.gov](mailto:mayorstaff@raleighnc.gov) by 11 A.M. the day of the meeting.

## INFORMATION:

### Southeast Raleigh Promise, Inc. Small-Scale Affordable Rental Development Update

Staff Resource: Christopher Valenzuela, Housing & Neighborhoods, 996-6974, [christopher.valenzuela@raleighnc.gov](mailto:christopher.valenzuela@raleighnc.gov)

#### Background

On May 16, 2023, City Council approved a total funding commitment of \$3,300,000 in gap financing funds to support the Southeast Raleigh Promise, Inc. (SERP) proposed 27-unit small-scale scattered-site affordable rental development. On July 5, 2023, City Council authorized the City to lease 10 City-owned parcels to SERP (dba Southeast Raleigh Promise Housing LLC) to further support the proposed development. As part of the due diligence process, a Phase I Environmental Site Assessment (ESA) report was conducted for all 10 City-owned parcels. Through the Phase I ESA findings, it was discovered that one of the parcels located at 902 E. Edenton Street had multiple dry cleaner businesses operating on the site in the past which triggered a recognized environmental condition (REC), and a Phase II Subsurface Investigation Report was conducted. The Phase II report findings for 902 E. Edenton Street detected concentrations of various contaminants in both the groundwater and soil above recommended residential standards.

#### Revised Development Proposal

Due to the negative environmental findings of 902 E. Edenton Street, SERP is unable to obtain primary and subordinate financing on the parcel which would have produced 2 units and determined the environmental mitigation costs make the parcel too cost prohibitive to develop. As a result, SERP’s revised development proposal which excludes 902 E. Edenton Street still includes a total of 25 units as shown in the table below.

<b>Income Distribution by Unit Size</b>					
Unit Size	<30%AMI	<60% AMI	<80% AMI	Total	%of Total
1BR	6	0	0	6	24%
2BR	4	3	6	13	52%
3BR	0	0	6	6	24%
<b>Total Units</b>	<b>10</b>	<b>3</b>	<b>12</b>	<b>25</b>	<b>100%</b>
	40%	12%	48%	100%	

SERP’s revised development proposal of 25 units which will be constructed across 9 City-owned parcels still meets all Small-Scale Rental Development Program Notice of Funding Availability (NOFA) requirements including the affordability bonus threshold. As a result, the Housing and Neighborhoods Department intends to proceed with SERP’s revised development proposal. The Housing and Neighborhoods Department will continue to retain ownership of 902 E. Edenton and maintain the parcel within its housing portfolio. However, the Housing and Neighborhoods Department will not include the parcel in any future Notice of Funding Availability (NOFA) solicitations until all environmental remediation has been satisfied.

(No attachment)

### Lake Wheeler Rowing Events: Lake Wheeler Invitational and Atlantic Coast Conference Championships

Staff Resource: Ken Hisler, Parks, Recreation and Cultural Resources 996-4823 [kenneth.hisler@raleighnc.gov](mailto:kenneth.hisler@raleighnc.gov)

This spring Lake Wheeler Park will again host intercollegiate rowing events the weekends of April 25 – 27 and May 16-18. The first event, the Lake Wheeler Invitational is co-sponsored by the UNC-Chapel Hill and Duke University women’s rowing teams. Lake Wheeler Park boat ramps will be closed beginning Wednesday, April 24 and the park will be closed to all public access starting Thursday, April 25. All amenities

will reopen Sunday, April 28. Spectators will be permitted to access the park land during the Lake Wheeler Park Invitational event for a fee. The teams scheduled to compete include: The University of Alabama, Boston College, Boston University, Clemson University, Duke University, Georgetown University, University of Iowa, University of Kansas, University of Louisville, University of Miami, US Naval Academy, University of Pennsylvania, Syracuse University, University of Central Florida, University of North Carolina - Chapel Hill, University of Tennessee, University of Tulsa, and Washington State University.

The second event, the Atlantic Coast Conference (ACC) Championships, will occur May 16 -18. Public access to the boat ramps will be restricted beginning Wednesday May 15 and the lake at Lake Wheeler Park will be closed to the public starting Thursday, May 16. All amenities will reopen on Sunday, May 19. Spectators will be permitted to access park land for the Lake Wheeler Park during the ACC Championship event at no cost.

Members of council are welcomed to join us for these events. If you wish to do so, please RSVP to Giavonia Harris, [Giavonia.Harris@raleighnc.gov](mailto:Giavonia.Harris@raleighnc.gov) (required for access and parking).

*(No attachment)*

### **LGBTQIA+ Historic Context Study Update**

*Staff Resource: Tania Tully, Planning and Development, 919-996-2674, [tania.tully@raleighnc.gov](mailto:tania.tully@raleighnc.gov)*

The LGBTQIA+ Historic Context Study aims to discover places in Raleigh – both past and present – that are important to the local LGBTQIA+ community and develop criteria to evaluate places for historic designation. Because identification of a property or place as eligible for historic designation does not guarantee property owner support, and because not all-important places are eligible for formal designation, the study will include recommendations on utilizing non-regulatory forms of recognition.

The prior contract has ended, and proposals are sought to finish and build on that work.

The \$29,000 budget will allow for the preparation of an expanded historical context report. In addition to the report, the project will include community meetings, developing a roster of identified buildings, sites, and landscapes, photographing the existing identified places, and evaluating the designation of about 20 historic places. Proposals are due at the end of April, with the consultant section and contract execution expected by early June.

*(No attachment)*

### **Weekly Digest of Special Events**

*Staff Resource: Sarah Heinsohn, Office of Special Events, 996-2200, [sarah.heinsohn@raleighnc.gov](mailto:sarah.heinsohn@raleighnc.gov)*

Included with the *Update* materials is the special events digest for the upcoming week.

*(Attachment)*

## Council Member Follow Up Items

### Follow Up From April 2 Council Meeting

#### **Various Advisory Boards and Commissions – Attendance (Council Member Forte)**

*Staff Resource: Cassidy Pritchard, City Clerk's Office, 996-3040, [cassidy.pritchard@raleighnc.gov](mailto:cassidy.pritchard@raleighnc.gov)*

During the meeting staff was requested to provide an attendance report for the Planning Commission, Design Review Commission (Formerly: Appearance Commission), Board of Adjustment, and Civil Service Commission, indicating members that have been absent from 25 percent or more of the respective meetings for calendar years 2023 and 2024 year-to-date. Included with the *Update* materials is a staff memorandum prepared in response to the request.

*(Attachment)*

# Weekly Events Digest

Friday, April 12 – Thursday, April 18

City of Raleigh Office of Special Events  
[specialevents@raleighnc.gov](mailto:specialevents@raleighnc.gov) | 919-996-2200 | [raleighnc.gov/special-events-office](http://raleighnc.gov/special-events-office)

---

## Permitted Special Events

### [NC State Men's and Women's Basketball Celebration](#)

Hillsborough Street

Monday, April 15

Event Time: 7:00pm - 9:00pm

Associated Road Closures: Hillsborough Street between Enterprise Street and Pullen Road will be closed from 6:00pm until 9:00pm. Note that additional road closures and detours may be put in place to control traffic near the event.

## Other Upcoming Events

### [Ravel & Rodrigo – NC Symphony](#)

Friday, April 12 & Saturday, April 13

Meymandi Concert Hall

### [Civil War History Hike](#)

Saturday, April 13

Chapel at Dix Park

### [Worthdale Community Center Open House](#)

Saturday, April 13

Worthdale Park

### [Women's Empowerment 2024](#)

Saturday, April 13

PNC Arena

### [Community Day](#)

Saturday, April 13

Barwell Road Park

### [Dale Elliott Jr.: No Hard Feelings](#)

Saturday, April 13

Kennedy Theater

### [Carolina Youth Ballet: Coppelia & the Magic Toyshop](#)

Saturday, April 13

Fletcher Opera Theater

### [Away with the Fairies](#)

Saturday, April 13

Mordecai Historic Park

### [Tom Segura](#)

Sunday, April 14

PNC Arena

**[Harlem Globetrotters](#)**

Wednesday, April 17  
PNC Arena

**[Timely Connections](#)**

Thursday, April 18  
City of Raleigh Museum

**[The Rock Orchestra by Candlelight](#)**

Thursday, April 18  
Memorial Auditorium

**Public Resources**

**[Event Feedback Form](#)**: Tell us what you think about Raleigh events! We welcome feedback and encourage you to provide comments or concerns about any events regulated by the Office of Special Events. We will use this helpful information in future planning.

**[Road Closure and Road Race Map](#)**: A resource providing current information on street closures in Raleigh.

**[Online Events Calendar](#)**: View all currently scheduled events that impact city streets, public plazas, and Dorothea Dix Park.

# Council Member Follow Up



Raleigh

## MEMO

TO: Louis M. Buonpane, City Clerk

FROM: Cassidy Pritchard, Deputy City Clerk

DEPT: City Clerk

DATE: April 12, 2024

CC: Pat Young, Planning and Development Director

SUBJECT: Council Request – Board/Commission Attendance Information

During the April 2 City Council meeting, Council Member Forte requested that staff provide a listing of members serving on various boards who have been absent from 25 percent or more of their respective meetings. Included below are listings of members falling into the attendance threshold for the Planning Commission, Design Review Commission (formerly: Appearance Commission), Board of Adjustment, and Civil Service Commission. Per Council's direction, attendance calculations reflect meetings that took place during calendar years 2023 and 2024 only, and does not identify whether absences were excused or unexcused.

### **Additional Context Provided by City Attorney's Office**

The Board of Adjustment (BOA) is a quasi-judicial body that conducts evidentiary hearings. State law specifies the composition of the board and has specific requirements regarding voting. State statute allows the BOA to have alternate members, but alternate members only have powers and duties when they are serving on behalf of a regular member. Alternates can fill-in for regular members when a regular member has a conflict of interest, or when a regular member is absent or the seat is vacant. When an alternate member is not serving on behalf of a regular member they can attend and observe the meeting but cannot actively participate in the hearing or discussion of the case.

The Raleigh Board of Adjustment consists of 5 regular member and 3 alternates. 4 of the regular members and 1 alternate are City appointed, and 1 regular member and 1 alternate are County appointed. Per the Unified Development Ordinance (UDO), City alternates can only fill-in for a City regular member and a County alternate can only fill-in for a County regular member.

Usually it is known before a BOA meeting if a regular member is going to be absent and an alternate member is needed. Sometimes, however, the need for an alternate member is not known ahead of the meeting. This can occur when a conflict of interest issue arises during the meeting or if a regular member must leave early. In those circumstances it is helpful to have an alternate member at the meeting who can fill-in. State law specifies the requisite number of votes that are needed to approve a quasi-judicial request and sometimes the absence of a voting member can impact the vote and ultimately the decision in case. These circumstances are very rare and normally if there are not 5 voting members the

Municipal Building  
222 West Hargett Street  
Raleigh, North Carolina 27601

One Exchange Plaza  
1 Exchange Plaza, Suite 1020  
Raleigh, North Carolina 27601

City of Raleigh  
Post Office Box 590 • Raleigh  
North Carolina 27602-0590  
(Mailing Address)



applicant is given the opportunity to continue the case to the next meeting when 5 voting members are present.

<b>Planning Commission</b>				
<b>Member Name</b>	<b>Initial Appointment Date</b>	<b>Total Meetings Attended</b>	<b>Total Meetings Held</b>	<b>% Missed</b>
Clarence Mann	3/19/19 <i>Reappointed 3/21/23</i>	11	26	58%
La'Tanta McCrimmon	6/16/23	7	15	53%

<b>Design Review Commission (Formerly: Appearance Commission)</b>				
<b>Member Name</b>	<b>Initial Appointment Date</b>	<b>Total Meetings Attended</b>	<b>Total Meetings Held</b>	<b>% Missed</b>
Martha Eberle	5/1/18 <i>Reappointed 5/22/22</i>	15	23	35%
Megan Beach	6/2/20 <i>Reappointed 6/3/22</i>	9	23	61%
Patrice Gilmore <i>Appointed by Wake County Board of Commissioners</i>	6/6/22	11	23	52%
Christopher Roberts	7/8/20 <i>Reappointed 7/8/22</i>	14	23	39%
Dane Thompson* <i>Alternate Member</i>	12/6/22	12	23	48%
Jonathan Best*	5/4/22 <i>Elevated 11/7/23</i>	9	23	61%
Matthew Griffith*	12/6/22 <i>Elevated 1/2/24</i>	14	23	39%

\*As a current or former Alternate Member during subject time frame, member was ineligible to participate during evidentiary hearings. With the exclusion of ineligible meetings, member still falls into requested attendance threshold for this report.

<b>Board of Adjustment</b>				
<b>Member Name</b>	<b>Initial Appointment Date</b>	<b>Total Meetings Attended</b>	<b>Total Meetings Held</b>	<b>% Missed</b>
None - all absences relating to the City's two Alternate Members reflect meetings at which Alternate Members were ineligible to participate. No Regular Members have missed 25 percent or more meetings.				

<b>Civil Service Commission</b>				
<b>Member Name</b>	<b>Initial Appointment Date</b>	<b>Total Meetings Attended</b>	<b>Total Meetings Held</b>	<b>% Missed</b>
Phillip Rubin	11/1/16 <i>Reappointed 11/1/20</i>	0	3	100%
Rep. Cynthia J. Ball	5/3/11 <i>Reappointed 5/3/23</i>	0	3	100%